



Ivel Way, Baldock, Hertfordshire. SG7 6LP





## 3 Bedroom End of Terrace House £425,000 Freehold

Satchells Estate Agents presents this beautiful three bedroom property set in this popular part of Baldock. The property boasts a large newly refurbished open plan kitchen dining room and a generous size lounge on the ground floor. The first floor offers three really good sized bedrooms and a stunning family bathroom. Outside has a great size rear garden with a lovely patio seating area. Another bonus this property has to offer is the scope to extend. Viewings highly recommended!



- Beautifully Presented
- Open Plan Kitchen
- Ideal Location
- Bi-fold Doors
- Three Bedrooms
- Generous Size Garden
- Potential to Extend
- Viewings Highly Recommended
- EPC rating E. Council tax band C

## Ground Floor

### Entrance:

Via double glazed front door

### Hall:

Doors and stairs leading to:

### Lounge:

Abt. 12' 8" x 10' 4" (3.86m x 3.15m) Double glazed window to front aspect, wooden flooring, fireplace, radiator.

### Open Plan:

#### Kitchen/Diner:

Abt. 20' 0" x 12' 0" (6.10m x 3.66m) Double glazed window to rear aspect. A range of fitted base units, plumbing for washing machine. Integral oven and extractor. Integral fridge/freezer and dishwasher. Sink and drainer unit. Wooden flooring, bi-fold doors leading to rear garden.

## First Floor

### Bedroom One:

Abt. 15' 0" x 11' 0" (4.57m x 3.35m) Double glazed window to rear aspect, fitted wardrobes, fitted carpets, radiator.

### Bedroom Two:

Abt. 13' 5" x 11' 0" (4.09m x 3.35m) Double glazed window to front aspect, fitted carpets, radiator.

### Bedroom Three:

Abt. 9' 4" x 7' 3" (2.84m x 2.21m) Double glazed window to front aspect, fitted carpets, radiator.

### Bathroom:

Frosted window to rear aspect, suite comprising bath, low level WC and hand wash basin, heated towel rail.

## Outside

### Parking:

Private parking for two cars.

**Rear Garden:**

Great size garden, newly laid patio seating area, low maintenance grass space.

**Agents Note:**

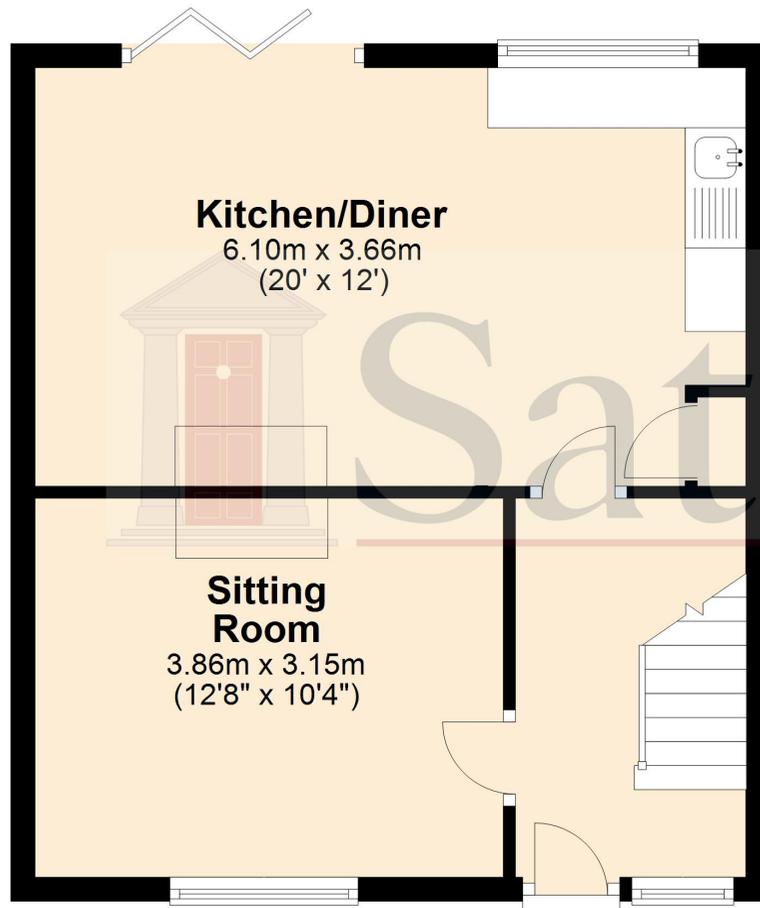
Draft particulars yet to be approved by vendor and maybe subject to change.



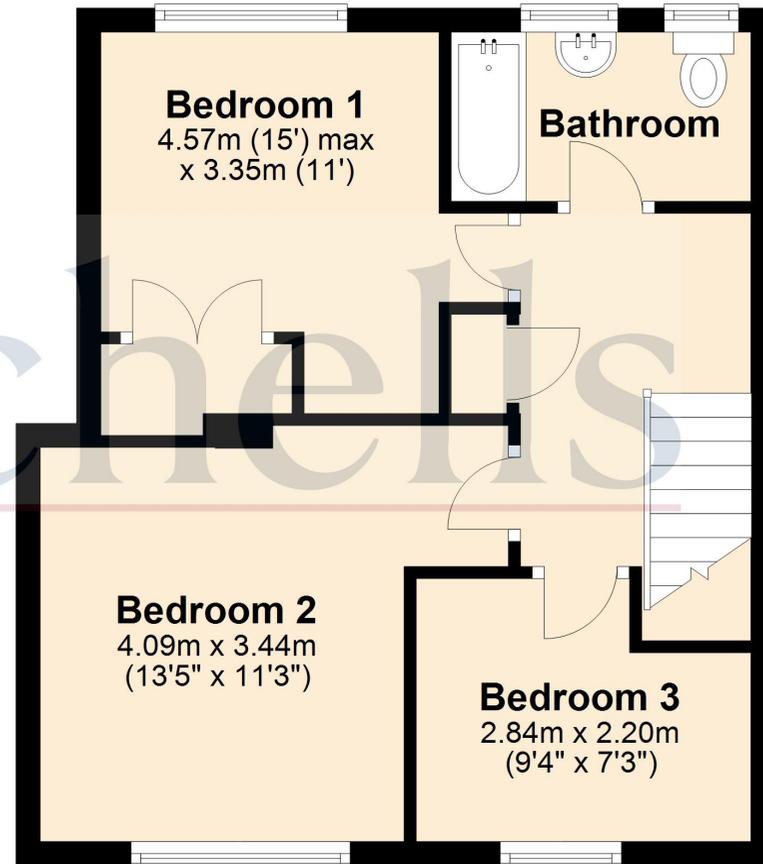


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.